

Riley Building (Crandall's Theater,
Rendezvous Adult Magazines
and Films)
437 9th Street, N.W.
Washington, D.C.

HABS No. DC-520-B

HABS
DC
WASH,
284-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

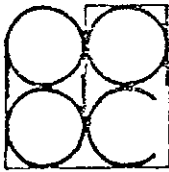
Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HABS
DC,
WASH,
284-

ARCHITECTURAL DATA FORM

STATE Washington, D.C.		COUNTY	TOWN OR VICINITY
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Riley Building source: OONT TEAR IT DOWN SURVEY (Crandall's Theater)			HABS NO. DC-520-B
SECONDARY OR COMMON NAMES OF STRUCTURE Rendezvous Adult Magazines and Films (Tenant)			
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 437 9th Street, N.W.			
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1877 (building permit)		ARCHITECT(S) (INCLUDE SOURCE) not known (if any)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) So extensively altered (removal in 1961 of the upper two floors of Crandall's Theater, creation of retail space, and blocking of 2nd story windows and new first floor windows) that any possible significance has been destroyed.			
STYLE (IF APPROPRIATE) none			
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) brick			
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) rectangle, approximately twenty feet wide and fifty feet deep.			
EXTERIOR FEATURES OF NOTE none			
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) first floor divided into open retail space in front, "viewing booths" in back			
MAJOR ALTERATIONS AND ADDITIONS WITH DATES In 1961, the upper floors were removed, leaving the present nondescript building. Dates of alterations to first floor and bricking of second floor and side openings is unknown.			
PRESENT CONDITION AND USE fair, vacant			
OTHER INFORMATION AS APPROPRIATE SEE 816 E STREET Because of changes in addresses, shared ownership, and pre-1900 construction and alterations, the history of this property and the adjacent property on E Street is confusing and unclear. Two surveys contradict each other (See below).			
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) OONT TEAR IT DOWN SURVEY (May 1980) by Lilyan Sobel and Sally Wages PADC SURVEY By Anderson Notter/Mariani and David McLaren Hart & Associates (Nov. 1980)			
COMPILER, AFFILIATION Bill Lebovich, consultant to Square 407 Limited Partnership			DATE May 31, 1989



PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION
425 13TH STREET, N.W.
WASHINGTON, DC 20004

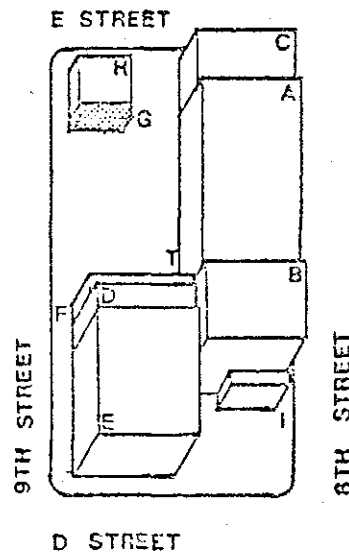
GENERAL CONSULTANTS

ANDERSON, NOTTER/MARIANI
GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUX & FURNELL
ASSOCIATE ARCHITECTS
DAVID McLAREN HART & ASSOCIATES
PRESERVATION & CONSERVATION CONSULTANT
MONK DUNSTONE ASSOCIATES
COST ESTIMATING CONSULTANT

HISTORIC PRESERVATION PROGRAM

BUILDING DOCUMENTATION

Riley Building
(Rendezvous) -
437 Ninth Street, NW
Lot 806



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 407, within which this structure stands. For photographs, historical, and descriptive data on Square 407, see HABS No. DC-516.

GENERAL DESCRIPTION

Situated at the southern boundary of Lot No. 10 is this two-story brick commercial building. With dimensions of approximately 20' x 50' this adult bookstore stands at a height equal to that of the adjacent Sunny's Surplus of which it appears to be a part. The facade at the first floor is covered by two modern storefront windows glazed with plexiglass signs which flank a pair of recessed glass swing doors. The entrance is recessed and is lit with incandescent bulbs housed in individual spot fixtures running along a metal strip at the top. Above the storefront, a blue corrugated-aluminum screen with two rectangular signs covers the mid section of the street elevation allowing only the top third of the facade to be visible. Running across the top edge of the blue screen is a simple metal-stepped cornice, perhaps part of the 1893 alteration to Sunny's Surplus, as it meets the similar cornice of this adjacent structure. Newer brickwork at the second floor suggests earlier windows but there exists no evidence as to original configuration of these openings. A very small section of an older metal cornice is visible at the narrow section of brick separating this structure from its adjacent neighbor, suggesting the possible existence of original ornamentation behind the storefront. The south elevation, once a party wall, is one solid plane of running bond brick 12 inches thick. It expresses the eastward slope of the roof. Again, the window openings have been bricked over in the same fashion as the others. The lot to the south remains undeveloped and is used for private parking.

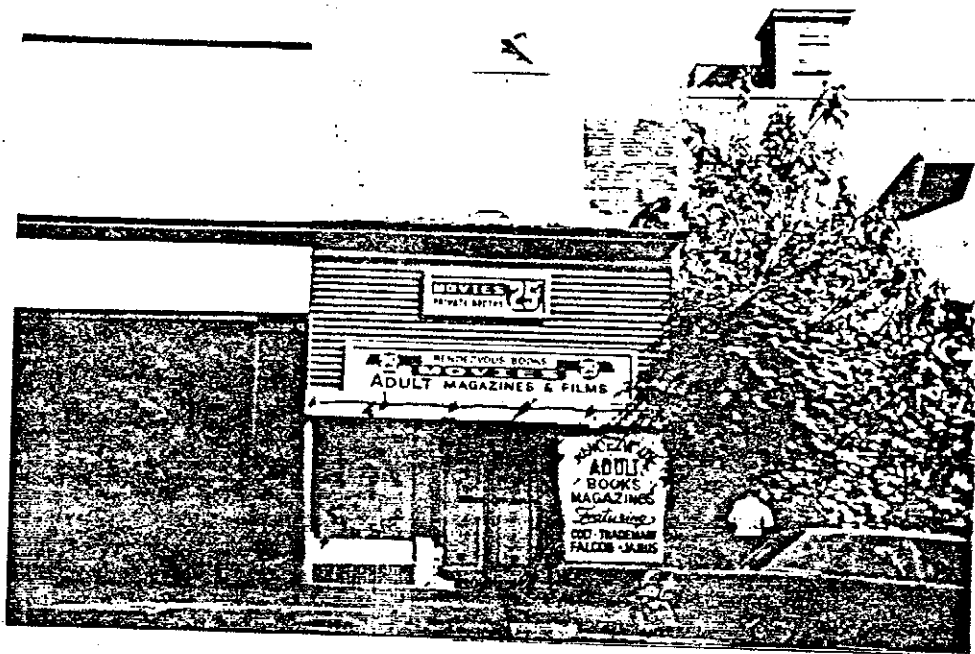
Extensive alteration to the interior space prohibits any expression of how it originally appeared. The front section of the shop is used to display the present line of merchandise and the rear has been subdivided into private rooms suited for viewing.

ARCHITECTURAL SIGNIFICANCE

Due to major changes to both exterior and interior it is impossible to determine in what style this building was designed. The spatial configuration of the 1957 plat map as well as the identical roof line makes it apparent that Rendezvous was originally an integral part of its neighbor to the north. The similarity in the cornice, the facade line and the matching brick coursing further support this assumption. Taking these findings into consideration, the hypothesis holds true that Rendezvous was constructed as a five-story building as Sunny's Surplus was, and that all alterations to Sunny's Surplus are also applicable to this building. (Washington Post, March 12, 1961)

Holding no architectural significance, undistinguished in design, these two buildings offer absolutely no contribution to the Historical District. They are set within a square which lacks visual cohesion, surrounded by open lots and construction of varying design, size and quality.

November 1980



NINTH STREET FACADE (WEST)

Lot 10
437-439 9th Street, 816-822 E Street

Lot 10, located in the northwest corner of the square, measured 50' x 75' when originally platted. (1872, Bastert)

1819.....The lot was owned by Joseph Burrows.

1824.....Burrow's lot assessment was \$745.00.

1829/33...The lot value increased slightly to \$819.00.

1840/43...Joseph Burrows' heirs were assessed \$931.00 (lot).

1859.....Now titled to W.R. Riley, the lot value was \$3,725.00.

1870.....The improvement value, to Riley, was \$5,000.00.

1870

to

1900.....A wide diversity of professional and individual practices were established at 437-439 9th Street. These included a draftsman, physician, patent solicitor, dressmaker, clothier, dentist, builder and ladies tailor (City Directories).

1878/79

and

1883/84...The lot value was \$9,313.00.

1887.....From 1887 to 1924, Lot 10's E Street address was 806 E Street (plat maps). However, the 1939 Baist map revealed a change, to 816-822 E Street. Also, a north-south partition wall was extant at this time.

1893/94...Riley's assessments were \$19,556.00 (lot), \$14,000.00 (improvement). A rear, east-west partition wall was extant (1939 Baist map).

Building Permit #1259, March 8: Permit to build show windows and to rebuild show windows and to make general repairs. Contractor: C.B. Keferstein. Mechanic: F.S. Carmady. Cost: \$600.00. Owner: Elizabeth K. Riley.

1899/

1900.....The assessments dropped to \$18,625.00 (lot) and \$11,000.00 (improvement).

1900

to

1915.....Frank Hoist, Herman Kur and James Makenson, jewelry manufacturers, were successively located at 439 9th Street (City Directories).

1914.....Building Permit #2966, January 14: Permission to erect 3 pairs of storm windows for the Crandal Theater. Cost: \$75.00. Architect: W.S. Plagner. Contractor: A.H. Taylor.

1918.....Building Permit #3652, June 11: Permission to erect two oil cloth signs. Size: 15' x 12'; 18' x 12', secured against main wall of building. Owner: Crandal Amusement Company.

1918.....Building Permit #B78, September 10: Permission to fasten 7 photo frame signs to wall in place of old ones, 14' above sidewalk. Size: 4'-6" x 8'. Owner: H.M. Crandal.

1926.....Building Permit #9886, May 17: Permission to erect one patent gear canvas awning 8' above sidewalk. Projection: 7'. Owners: Daniel and Leo Langhran.

1926.....Building Permit #5442, December 17 and 20: Permission to build scaffold and repair brick work on corner of building.

1928.....Building Permit #311,726, September 14: Permission to erect two signs ("Adams Jewelers"), 14' x 30'. Owner: Atlas Investment Co.

1933.....Building Permit #162,771, May 16, 437 9th Street: Permit to erect one partition. Contractor: Brown. Cost: \$10.00. Owner: Shannon & Lucas.

1936.....Building Permit #191,460, May 19: Erect one sign 2' x 10' against building: "Carrier Air-Conditioning, now being installed for your convenience." Owner: J.R. Thompson Co.

1938.....Building Permit #215,047, July 26 for 437 9th Street: (H. Stephenson Barbershop) permission to move front to former location on building line. Use brick under windows. Cost: \$75.00.

Building Permit #215,115, July 27: Permit to install one refrigerator. Cost: \$200.00. Owner: Daniel Loughran Co. (restaurant).

1939.....Building Permit #225,366, July 17: Permit to erect one sign, flat against the building. Size: 6" x 6'-0". Owner: Little Tavern Shops.

1940

to
1956.....A barber, Henry N. Stephenson, had a shop at 437 9th Street (City Directories).

1942.....Building Permit #252,215, April 23: Permission to remove toilets and kitchen, install partitions. Cost: \$3,500.00. Owner: Daniel Loughran (restaurant).

Building Permit #254,116, July 18: Permission to install one class "E" refrigerator system. Cost: \$100.00. Owner: Thompson Restaurant.

1946.....Building Permit #290,427, November 5: Permit to erect one sign, 14' x 7', flat against the building. "Thompson Restaurant". Sign Co.: Jack Stone, Inc.

1946

to
1957.....A restaurant, owned by John R. Thompson, was established at 816 E Street (City Directories).

1967

to
1981.....822 E Street has been occupied by a clothing store, Sunny's Surplus.

1981.....439 9th Street is occupied by Rendezvous, an adult bookstore.

SOURCES

Baist Real Estate Atlas

Bastert and Enthoffer Plat Maps

Boyd's City Directories

District of Columbia Building Permits

District of Columbia General Assessment Records

District of Columbia Recorder of Deeds

District of Columbia Surveyor's Office Records

District of Columbia Tax Records

Hopkins Real Estate Atlas

Polk's City Directories

Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment
Land Agency

Sanborn Insurance Map